

Nocturnal Bat Survey Report

541 Wilbraham Road, Chorlton-cum-Hardy

Reference: 82-194-R3-2

Date: September 25





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QUALITY ASSURANCE

Report reference	82-194-R3-1
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REV REF:	DESCRIPTION	AUTHOR	CHECKED	AUTHORISED	DATE
R3-1	First issue	MF	CJ	CK	23/07/25
R3-2	First issue	MF	CJ	CK	30/09/25

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EXECUTIVE SUMMARY

Site Address	541 Wilbraham Road, Chorlton-cum-Hardy, Manchester, M21 0AH
Coordinates	E 381833, N 393985
Site Area	Approximately 0.06 ha
Current Site Use	The site comprises a large, three-storey detached building. The building had previously been used as a daycare centre, though it is now disused.
Proposed Development	Demolition of all existing structures and erection of 3-storey residential building to include 9 no. affordable apartments and associated works
Results	Common pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>), and Noctule (<i>Nyctalus noctula</i>) bats were recorded but not observed to be utilising the site. No bats were identified emerging from the building (B1), and no bats were observed within proximity to any potential roost features.
Conclusions and Recommendations	No bat roosts were identified; therefore, no further assessment, mitigation or Natural England Bat licensing is required for the works to proceed. In the unlikely event that a bat is found during the works, all work is to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice sought from Natural England. B1 was assessed as having nesting bird value, as feral pigeons (<i>Columba livia domestica</i>) are currently occupying most floors. As feral pigeons nest at any time of the year, a nesting bird check will be undertaken by a suitably qualified ecologist up to 48 hours before works commence. Should any nests, or nests in construction, be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on suitable standoff and provide a toolbox talk to all site contractors regarding their working limits and legal implications.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Southway Housing to undertake nocturnal bat surveys at 541 Wilbraham Road, Chorlton-cum-Hardy, hereafter referred to as “the site”.

This report was produced by Mia Forte, BSc (Hons), Seasonal Ecologist at E3P, who has experience in completing Nocturnal Bat Surveys at various sites across the UK.

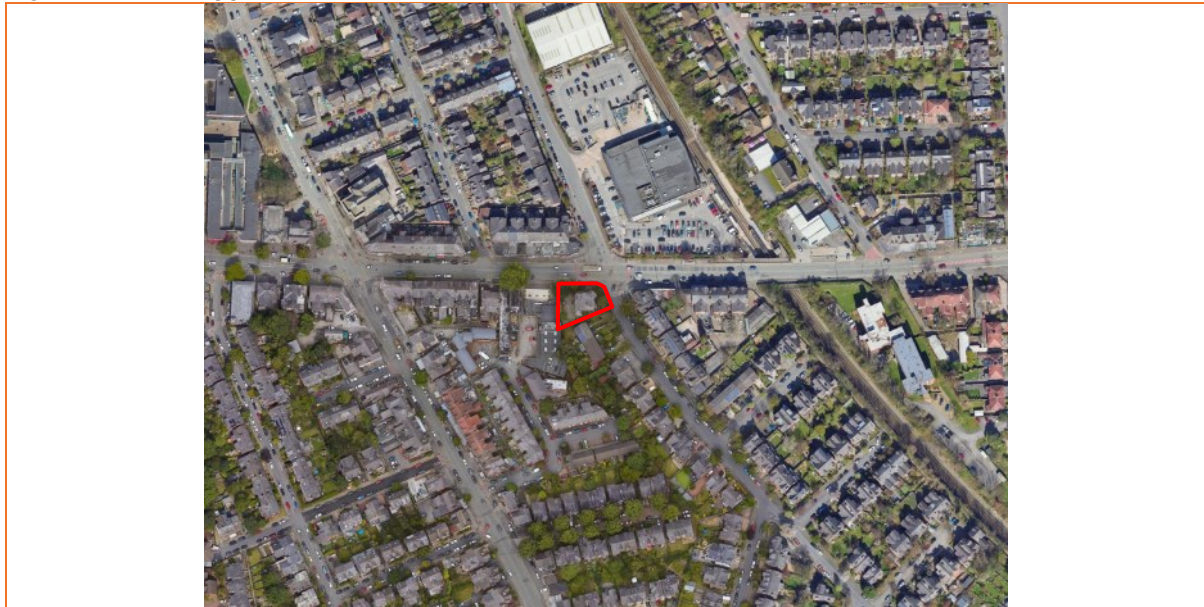
1.2. PROPOSED DEVELOPMENT

Demolition of all existing structures and erection of 3-storey residential building to include 9 no. affordable apartments and associated works

1.3. SITE DESCRIPTION

The site is located in Chorlton-cum-Hardy, a suburb in the south-west of Manchester. Wilbraham Road and Corkland Road define the site’s northern and eastern boundaries, respectively, with residential and commercial development on the southern and western boundaries. The surrounding habitats are predominantly commercial and residential development, with the closest green spaces being Chorlton Park and Ryebank Fields, approximately 720 m south-east and 850 m north-west, respectively. The closest watercourse is Red Lion Brook, approximately 700 m south. Please refer to Figure 1 for the approximate site location.

Figure 1 Approximate Site Location



1.4. PREVIOUS SURVEYS

In January 2025, E3P conducted a Preliminary Roost Assessment (PRA) at the site (report reference: 82-194-R1), encompassing the on-site building (B1) and four individual trees. The survey involved undertaking a systematic search of the building, structures and trees, searching for signs of bats, or spaces where bats would be able to access. The survey was undertaken utilising suitable binoculars to access all areas where safe to do so. The methodology followed that set out in Collins (2023).



B1 was assessed as having moderate bat roosting potential due to the high number of external features, including cracks in the brickwork, gaps underneath the roof and between roof tiles. It was determined that the building was unlikely to support a large number of bats or a roost of high conservation status, such as a maternity or hibernation roost. This is due to the lack of lining in the roof not supporting stable temperatures, in addition to the surrounding urban developments and associated disturbance.

Two Nocturnal Bat Surveys on B1 were recommended following the PRA to confirm the presence or absence of roosting bats and to inform relevant mitigation.

1.5. OBJECTIVES

The objectives of the nocturnal bat surveys were to identify:

-  Any existing roosts within the site.
-  Potential impacts of the proposed development on bats.
-  The need for mitigation.

The survey findings are detailed in this report, along with any recommendations.



2. METHODOLOGY

2.1. NOCTURNAL SURVEYS

Two Nocturnal Emergence Surveys were undertaken following the guidance set out in Collins (2023). Both surveys were conducted using Canon XA60 4K Camcorders and infrared illuminators, appropriate handheld bat detectors suitable for commercial use, Echo Meter Touch 2s and Titley Scientific Chorus Recorders (Set to Continuous mode). Surveys were undertaken by competent and suitably trained bat surveyors Sam Kirkham and Mia Forte. Sam Kirkham acted as lead on both Nocturnal Surveys. Sam has undertaken numerous Nocturnal Bat Surveys across the UK. Please see Table 1 and Table 2 for details of the surveys.

Table 1 Emergence Survey Details

SURVEYS	DATE	SUNSET	SURVEY TIMINGS	WEATHER CONDITIONS
DUSK SURVEY 1	21/05/2025	21:13	20:58-22:43	Dry, 15°C, 0% cloud cover, light breeze
DUSK SURVEY 2	16/06/2025	21:40	21:25-23:10	Dry, 19°C, 70% cloud cover, light breeze

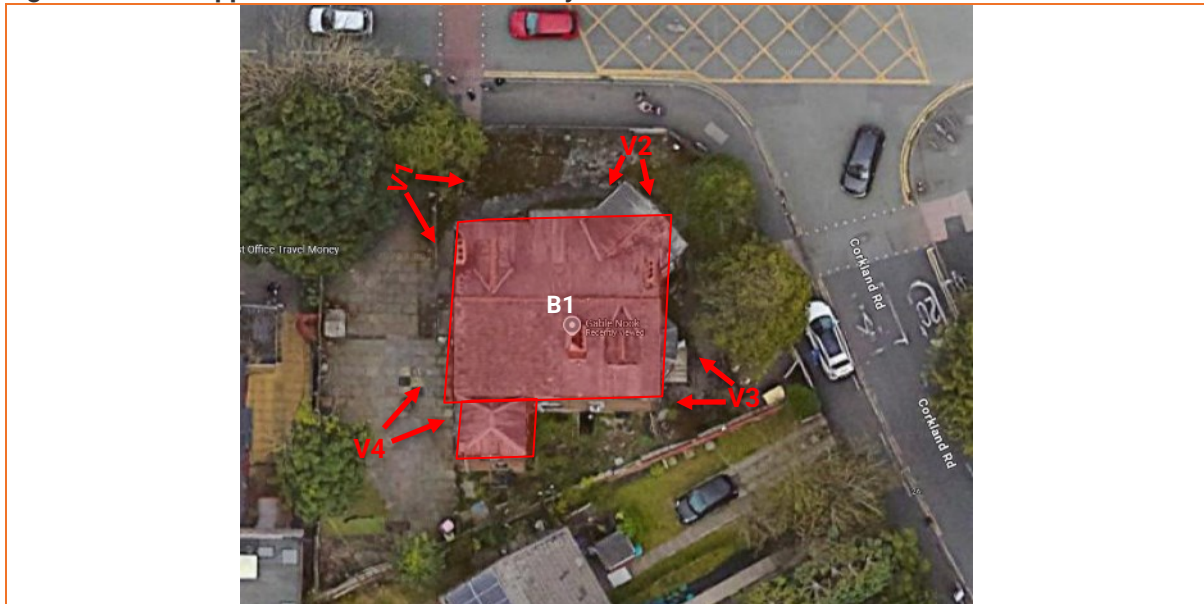
Table 2 Survey Vantage Point Details

VANTAGE POINT	DATE	DETECTOR	SURVEYOR
V1	21/05/2025	Chorus Recorder	Sam White
	16/06/2025	Chorus Recorder	Sam White
V2	21/05/2025	Echo Meter Touch 2	Mia Forte
	16/06/2025	Chorus Recorder	Mia Forte
V3	21/05/2025	Echo Meter Touch 2	Sam Kirkham
	16/06/2025	Echo Meter Touch 2	Sam Kirkham
V4	21/05/2025	Chorus Recorder	Cian Rennie May
	16/06/2025	Chorus Recorder	Cian Rennie May

Four camcorders were positioned around the building to observe areas of highest bat-roosting potential during the Nocturnal Bat Surveys (See Appendix II). Please refer to Figure 2 for the approximate location of the surveyors, the single on-site building and their references.



Figure 2 **Approximate Location of Surveyors**



2.2. DATA ANALYSIS

Two Echo Meter Touch 2s and two Chorus Recorders were used to record bat calls during the survey. Data from these instruments was converted from WAV to ZCA using Wildlife Acoustics Kaleidoscope Software and was analysed using AnalookW. The recordings from the camcorders were analysed by Mia Forte on the 29th May 2025 and 17th June 2025, and this involved reviewing the footage for any emergences.

2.3. SURVEY LIMITATIONS

Nocturnal Bat Surveys are completed following guidance set out in Collins (2023) and are carried out by competent and trained surveyors. No surveyors were visually constrained during the surveys, other than that of low light conditions, which were aided by the camcorders, and all potential roosting features were observed throughout both of the survey time periods.

The surveys were conducted in optimum weather conditions, following guidance set out in Collins (2023). All potential roost features were covered by the cameras during the survey.



3. SURVEY RESULTS

The following subsections provide a summary of bat activity noted on the Dusk Emergence Surveys. Please refer to Appendix I for the full survey forms, and Appendix II for the stills of the camcorders during the darkest part of the survey.

3.1. DUSK EMERGENCE SURVEY 21ST MAY

During the survey, there was a low amount of activity throughout the site, with common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and noctule (*Nyctalus noctula*) being the species recorded. The continuous foraging behaviour during the survey was focused on by vantage point 3 (V3), surrounding the east of B1 and a nearby tree. The first pass of the survey was a common pipistrelle, heard not seen recorded by V2 at 21:48, 35 minutes after sunset.. Activity throughout the survey remained low, with the final bat, a noctule, heard not seen being recorded by V3 at 22:15.

No bats were observed emerging from the surveyed building in relation to the potential roost features.

3.2. DUSK EMERGENCE SURVEY 16TH JUNE

During the survey, there was a low amount of activity throughout the site, with only two passes of common pipistrelle recorded. The commuting behaviour during the survey was focused on by V3 surrounding the east of B1 and a nearby tree. The first pass of the survey was a common pipistrelle, recorded by V2 at 22:20, 40 minutes after sunset, near the southeastern corner of B1. Activity throughout the survey remained low, with the final bat, a common pipistrelle, being recorded as heard not seen by V3 at 22:21.

No bats were observed emerging from the surveyed building in relation to the potential roost features.



4. CONCLUSIONS AND RECOMMENDATIONS

4.1. CONCLUSIONS

During the Dusk Emergence Surveys, low levels of activity from noctule, soprano pipistrelle, and common pipistrelle were recorded. The earliest activity comprised a common pipistrelle recorded by V2 at 21:48 on the 21st May 2025. The lack of such activity indicates that the species are unlikely to be roosting in a nearby location; no emergences from B1 were observed during the surveys.

Two survey visits were undertaken between May and June 2025, spaced four weeks apart. It is therefore considered that a sufficient amount of data has been gathered. Furthermore, the surveys were carried out during the bat maternity season. No evidence of maternity roosts was identified; as such, it is apparent that no maternity roosts are present within the site.

As no bats were observed emerging from the surveyed building, it can be concluded that no bats are roosting within the building.. Therefore, no further assessment, mitigation or Natural England Bat licensing is required for works to proceed.

4.2. RECOMMENDATIONS

In the unlikely event that a bat is found during works, all works is to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice sought from Natural England.

B1 was assessed as having nesting bird value, as feral pigeons were occupying most floors. As feral pigeons nest at any time of the year, a nesting bird check will be undertaken by a suitably qualified ecologist, no more than 48 hours prior to any works. Should any nests, or nests in construction, be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on suitable standoff and provide a toolbox talk to all site contractors regarding their working limits and legal implications.



5. REFERENCES

- ✿ Collins, J. (2023). Bat Surveys for Professional Ecologists, 4th Edition. Bat Conservation Trust.
- ✿ E3P (2023) Preliminary Roost Assessment – 541 Wilbraham Road, Chorlton-cum-Hardy. (Report Reference: 82-194-R1).

END OF REPORT

APPENDIX I

SURVEY FORMS





SURVEY FORMS

21ST MAY 2025

Date: 21/05/2025
Sunset: 21:13
Start time: 20:58
End time: 22:43

Weather conditions: Dry, 15°C, 0% cloud cover, light breeze

Surveyor: Sam White (V1)

TIME	SPECIES	ACTIVITY
-	-	No activity

Surveyor: Mia Forte (V2)

TIME	SPECIES	ACTIVITY
21:48	Common pipistrelle	Heard not seen
21:53-21:54	Common pipistrelle	Heard not seen – low frequency on and off
22:05	Common pipistrelle	Heard not seen

Surveyor: Sam Kirkham (V3)

TIME	SPECIES	ACTIVITY
21:53	Common pipistrelle	Continuous foraging
22:01	Common pipistrelle	Heard not seen
22:06	Common pipistrelle	Continuous foraging
22:06	Soprano pipistrelle	Continuous foraging
22:10	Noctule	Heard not seen
22:15	Noctule	Heard not seen

Surveyor: Cian Rennie May (V4)

TIME	SPECIES	ACTIVITY
21:55	Soprano pipistrelle	Commuting along South of the garden
22:07	Soprano pipistrelle	Commuting over V4 in the garden from South to North

16TH JUNE 2025

Date: 16/06/2025
Sunset: 21:40
Start time: 21:25
End time: 23:10

Weather conditions: Dry, light, 19°C, 70% cloud cover, light breeze

Surveyor: Sam White (V1)

TIME	SPECIES	ACTIVITY
-	-	No activity



Surveyor: Mia Forte (V2)

TIME	SPECIES	ACTIVITY
22:20	Common pipistrelle	Heard Not Seen

Surveyor: Sam Kirkham (V3)

TIME	SPECIES	ACTIVITY
22:21	Common pipistrelle	Commuting past the building and the tree

Surveyor: Cian Rennie May (V4)

TIME	SPECIES	ACTIVITY
-	-	No activity

APPENDIX II VANTAGE POINT LOCATIONS





21ST MAY 2025

Figure 3 Vantage Point 1 (V1)



Figure 4 Vantage Point 2 (V2)





Figure 5 Vantage Point 3 (V3)



Figure 6 Vantage Point 4 (V4)





16TH JUNE 2025

Figure 7 Vantage Point 1 (V1)



Figure 8 Vantage Point 2 (V2)





Figure 9 Vantage Point 3 (V3)



Figure 10 Vantage Point 4 (V4)

